

CITY OF HUNTSVILLE, TEXAS

Eric Johnston, Chairman

David Anderson
Rowe Creager, Vice Chairman
Leroy Hilton



Bill Knotts
Beth Newton
Marilyn Soffar

PLANNING & ZONING COMMISSION AGENDA

MAY 20, 2010 at 5:30PM

COUNCIL CHAMBERS

HUNTSVILLE CITY HALL, 1212 AVENUE M

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Division, at 936-294-5782 two working days prior to the meeting so that appropriate arrangements can be made.

REGULAR SESSION [5:30PM]

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
 - a. U.S. Flag
 - b. Texas Flag – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*
3. INVOCATION
4. CONSIDER the Preliminary Plat of Forum Huntsville located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville consisting of 12.712 acres.
5. PUBLIC HEARING for a revision to Chapter 2 of the Huntsville Horizon Comprehensive Plan
6. CONSIDER the revisions to Chapter 2 of the Huntsville Horizon Comprehensive Plan.
7. CONSIDER the minutes of May 6, 2010.
8. CITIZEN INPUT
9. ADJOURNMENT

If, during the course of the meeting and discussion of any items covered by this notice, the Planning and Zoning Commission determines that a Closed or Executive session of the Commission is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections: 551.071 – consultation with counsel on legal matters; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the Planning and Zoning Commission will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

CERTIFICATE

I, Lee Woodward, City Secretary, do hereby certify that a copy of the May 20, 2010 Planning & Zoning Commission Agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING:

5/17/10

TIME OF POSTING:

8:30 am

TAKEN DOWN:

Lee Woodward, City Secretary

MEMORANDUM



DATE: MAY 14, 2010

TO: PLANNING AND ZONING COMMISSIONERS

CC: ROSE KADER, PLANNER

Y. S. RAMACHANDRA, PE, CITY ENGINEER

CAROL REED, PUBLIC UTILITIES DIRECTOR

FROM: ARON KULHAVY, AICP

RE: PROJECT UPDATES

Staff continues to work on research in preparation of changes to the Development Code after the approval of the Horizon Plan revisions. At this time, a preliminary draft of a Planned Unit Development sections has been completed as well as extensive research for landscaping changes. As discussed throughout the Comprehensive Plan review process, these two ideas are of the highest priority. As the Commission proceeds with public hearing and consideration of these amendments, staff will also incorporate some administrative and wording changes for efficiency.

Staff has also begun work on a public tree ordinance. The adoption of this ordinance is one requirement towards the designation of Huntsville as a Tree City USA. As this ordinance develops, the Planning Commission will be included as a review board for the language and recommendations.

The May 18th workshop with the Council for Planning staff has been cancelled and will be rescheduled at a future date.

In the past several weeks, inquiries as to the feasibility of development have picked up tremendously. At this stage all of the discussions are preliminary; however, we expect construction to begin on several major projects this summer.

Water supply issues continue to be a topic of concern and discussion. Currently, the city receives water from two sources, groundwater and the Trinity River Authority. As this has an impact on future development, staff will keep the Commission aware of findings in this matter.

On the next project update memo, staff will provide a list of all approved plats that have not been filed.

Permits/Projects - No new projects at this time.

On-going Projects

- Montgomery Meadow Phase II – Montgomery Road (\$3.5 million)
- Senior Village housing-Essex Drive (\$3.5 million)
- The Grove student apartments-Sycamore (\$10 million)
- Elkin's Lake Clubhouse (\$3 million)
- Region VI building addition-Montgomery Road (\$1.5 million)
- Storage Buildings-SH 75 S (\$475,000)
- Apartments-SH 75 S (\$350,000)
- Chicken Express-623 SH 75 North (\$700,00)

Administratively Approved Plats – Filed

- I. Thomas E. Blackard Property I'

Dates to Remember:

- P&Z Meeting – May 20, 2010 at 5:30PM
- **Holiday – May 31 – Memorial Day**
- P&Z Meeting – June 3, 2010 at Noon

Why isn't there a special name for the tops of your feet?

Lily Tomlin

(US actress & comedienne (1939 -)



PLANNING AND ZONING COMMISSION AGENDA ITEM DISCUSSION FORM

Prepared by: Rose Kader, Planner Aron Kulhavy, AICP, Public Works Director/City Planner

SUBJECT: Forum Huntsville (at Sam Houston)

TYPE OF REVIEW: Preliminary Plat

MEETING DATE: May 21, 2010

APPLICANT: Lee Allison, PE

OWNER: Casey Collum; Pony Farm, LLC; & Francisco Rivas

LOCATION: Northeast corner of Sam Houston Avenue and Sycamore Avenue

FACTS, CODE REQUIREMENTS AND CONDITIONS

The subject property is located in the northeast corner of Sam Houston Avenue and Sycamore Avenue, in the E. Davids Survey, A-157, in the city limits of Huntsville. It is located in the Management District.

The preliminary plat calls for two (2) lots. Lot 1 will be 12.217 acres and the stated projected designation is a gated multi-family apartment complex. Lot 2 will remain a residential lot. Because of the proposed abandonment of right-of-way of Shepherd Drive, half of the street is reverted back to the current property owner of record and is therefore being platted as part of this process.

There are proposals of additional road rights-of-way (ROW) being dedicated to the public. Sycamore Avenue is designated as a Collector Street requiring a 70' ROW. The developer is proposing to dedicate 10 feet (or 35 feet from existing center line). An additional 10 feet of proposed road ROW is being dedicated along Sam Houston Avenue (Arterial Street) for acceleration and deceleration lanes. City staff has worked with the Developer for the entrance of the complex to align with Angier Drive.

Sidewalks will be required along Sam Houston Avenue and the developer also anticipates on providing sidewalks along Sycamore Avenue, although not required by Code.

There are a few stretches of water and sewer lines that are proposed to be abandoned to allow for the re-routing of utilities to fit the proposed development at build-out.

As this is just the preliminary plat, all final civil engineering plans will have to be approved before the filing of the Final Plat. The Developer will have to provide a full Drainage Report with the submittal of the final plat.

Staff would like to point out that the current property owner for Lot 2 of the Ralph Cole and King K. Cole subdivision is not correctly reflected in the submitted Preliminary Plat because at the time property research was performed for the

existing property, it was under contract but has now closed and is under the ownership of Casey Collum.

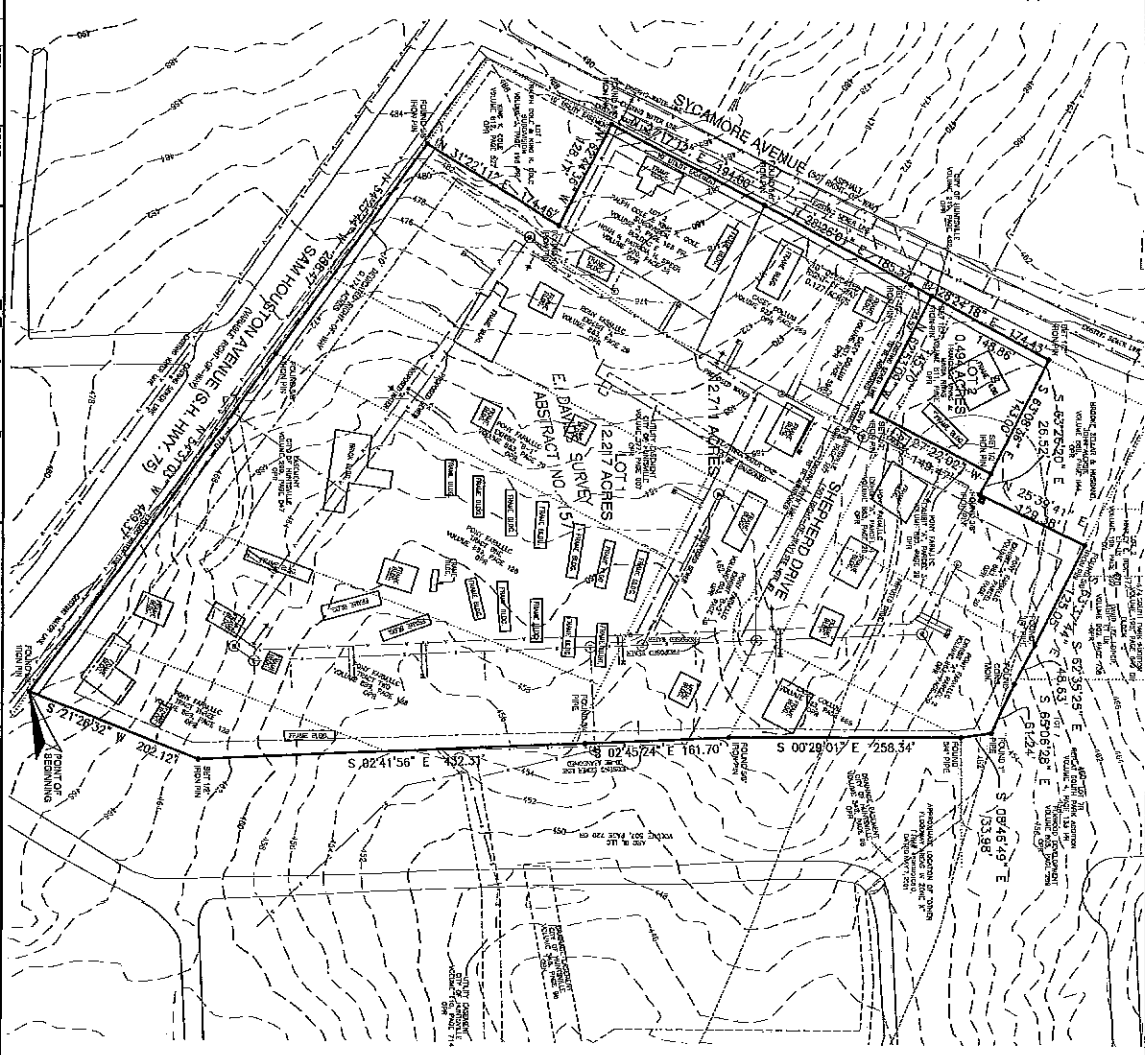
Please also note that staff has marked out one of the Trip Generation Projections because it was inadvertently duplicated; staff confirmed with the applicant prior to doing so.

STAFF RECOMMENDATION:

As this Preliminary Plat meets the requirements of the Development Code, staff recommends approval.

ATTACHMENTS:

Submitted Preliminary Plat
Vicinity Aerial Map
Preliminary Site Plan (reduced by staff, not to scale)



PROJECT DESIGNATION-MULTIFAMILY APARTMENT UNITS GATED,
NOTED

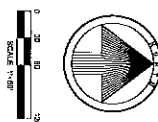
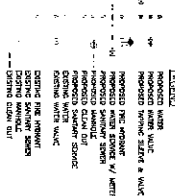
[illegible]

ABBREVIATIONS:

()	INDICATES AERIAL CALL
PP	POUND HIGH PIN
FC	FEEDING CORNER
RP	REAL PROPERTY
DR	DEED RECORDS
SF	SERIAL FILE
PP	POWER POLE
SM	SUBMIT
MM	MAYNARD
MM	MAYNARD
MM	MAYNARD
CS	CLEAN CUT

[illegible]

**PRELIMINARY
PLAY
FORUM HUNTSVILLE**
CONSISTING OF
2 LOTS
12.712 ACRE TRACT
E. DAVIDS SURVEY, A-157
WALKER COUNTY, TEXAS
APRIL 2010



PROPOSED SITE EXHIBIT

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF
INFORMING YOU UNDER THE
AUTHORITY OF:
LEEK AYLSON
P.E. SLOOT

Allison Engineering Group

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FAX: (817) 390-6100

Team Board of
Professors and Engineers
Registration Number F-2012

* 100% အသွားအလာပို့သောသူ

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MINUTES OF THE MEETING OF THE PLANNING AND ZONING COMMISSION HELD IN THE COUNCIL CHAMBERS, AT CITY HALL, 1212 AVENUE M, HUNTSVILLE, TEXAS ON THE 6TH DAY OF MAY, 2010 AT 12:00PM.

REGULAR SESSION [12:00PM]

Members present: Anderson; Creager; Hilton; Johnston; Newton; Soffar. Council Liaison Wagamon
Members absent: Knotts
Staff present: Kader; Kulhavy, North, Ramachandra

1. CALL TO ORDER

This meeting was called to order by Chairman Johnston. [12:01PM]

2. PLEDGE OF ALLEGIANCE

a. U.S. Flag

b. Texas Flag – *Honor the Texas Flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.*

3. INVOCATION

Commissioner Anderson led the invocation.

4. PUBLIC HEARING on Variance Request and Replat of Block 1, Lot 11 of the Huntsville Retail Center Subdivision located on the northwest corner of Interstate 45 and Smither Drive.

Public Hearing Opened [12:03 PM]

Charles W. Smither, Jr. commented that he did not have a problem with the theory of the subdivision of Lot 11; however, his question has not been answered in regards to the landscaping requirements for Huntsville Retail Center which are not clearly understood rules for all lots, including the new lots.

Public Hearing Closed [12:06 PM]

5. CONSIDER the Variance Request and Replat of Block 1, Lot 11 of the Huntsville Retail Center Subdivision located on the northwest corner of Interstate 45 and Smither Drive.

City Planner Kulhavy explained the variance request stating Lot 11B does not have direct road frontage; however, there is a parking and cross access agreement in place for the entire development that will ensure there is public access.

The Commission discussed the odd shape of the Lot 11B. Lyle Henkel, PE, described the lot configuration was taking into consideration the lease site and the parking requirements. Lot 11B will remain under the ownership of Property Commerce; however, Lot 11A will be sold to a prospective grocery store that must own the land the building is on and why they are subdividing the property.

Commissioner Newton made a motion to accept the Variance Request. Commissioner Hilton amended the motion to include the Variance Request and Replat. Second was by Commissioner Soffar. The motion passed. [For: Creager; Hilton; Johnston; Newton; Soffar. Against: Anderson.]

6. PUBLIC HEARING on an amendment to Chapter 24, Land Development, Code of Ordinances, regarding Section 24-1. Regulations adopted.

Public Hearing Opened [12:28]

City Planner Kulhavy stated that the proposed changes were a clarification in the Code to adopt amendments to the Development Code.

Council Liaison Wagamon asked for clarification regarding the purpose of the amendment.

Public Hearing Closed [12:30 PM]

7. CONSIDER an amendment to Chapter 24, Land Development, Code of Ordinances, regarding Section 24-1. Regulations adopted.

Commissioner Newton made a motion to approve the amendment to Chapter 24, Land Development, Code of Ordinances, regarding Section 24-1. Regulations adopted. Second was by Commissioner Soffar. The motion was unanimous.

8. CONSIDER the minutes April 15, 2010.

Commissioner Hilton made a motion to accept the minutes as presented. Second was by Commissioner Anderson. The motion was unanimous.

9. DISCUSS final draft of Chapter 2 of the Huntsville Horizon Comprehensive Plan.

City Planner Kulhavy discussed that the final draft will go to public hearing at the next meeting; and, staff will continue to accept changes. Staff noted a few corrections requested by the Commission: change the name of Figure 2.1 to 2007 Community Character; change "urban" to "commercial" on page 36.

Commissioner Creager inquired about the inclusion of the Zoning Map. If it is the desire of the Commission to have the Zoning Map included in the Plan, Staff does have documents prepared to do so; however, it was discussed that the Zoning Map is an implementation tool and it would be best if it were separate from the plan.

Council Liaison Wagamon gave thanks to the Commission of behalf of the Mayor for the work that has been done.

10. CITIZEN INPUT

None

Commissioner Creager inquired about the revisions to the landscape code. City Planner Kulhavy stated through this Comprehensive Plan process landscaping and lot standards are the top priorities to address in the Development Code revisions after the adoption of the Comp Plan. Staff has been researching these topics for discussion at a future meeting.

11. ADJOURNMENT

Commissioner Anderson made a motion to adjourn. Second was by Commissioner Newton. The vote was unanimous. [12:51PM]